



Doc#: 1505701019 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/26/2015 11:30 AM Pg: 1 of 4

NW7114870/201504614  
Prepared by:

Dennis P. Lindell, Esq.  
Lindell & Tessitore P.C.  
1755 Park St., Suite 200, Naperville, IL 60563

When Recorded, Return to:

EDDIE QUALLS  
5008 N. KENNISON AVE.  
CHICAGO IL 60630  
Mail Tax Bills to:

EDDIE QUALLS  
5008 N. KENNISON AVE.  
CHICAGO, IL 60630

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that **SECRET-OREO, LLC**, an Illinois limited liability company ("Grantor"), with an address of 9700 West Higgins Road, Suite 650, Rosemont, IL 60018, **CONVEYS AND SPECIALLY WARRANTS** to EDDIE QUALLS ("Grantee"), with his principal address at 5008 N. KENNISON AVE, CHICAGO IL 60630 for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Cook County, State of Illinois, to-wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A  
AND MADE PART HEREOF**

The subject Real Estate does not constitute homestead property of Grantor

**SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT B ATTACHED HERETO  
AND MADE A PART HEREOF WHICH GRANTEE HEREBY TAKES TITLE  
SUBJECT THERETO, Grantor, by execution and delivery hereof, warrants the title to  
said Real Estate to Grantee as to and against its acts only and none other.**

The undersigned person executing this deed on behalf of the Grantor represents and certifies that he has been fully empowered, by proper resolution of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the Real Estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

20X 333-CT

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P 4  
S N  
SC Y  
INT Y

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOTS 15 TO 21 (EXCEPT THE WEST 16 FEET OF LOT 21) INCLUSIVE IN BLOCK 1 IN REXFORD AND BELLAMY'S ADDITION TO HARVEY, SAID ADDITION BEING A SUBDIVISION OF PART OF THE NORTH FRACTIONAL 1/2 OF SECTION 7 NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO OF NORTH WEST 1/4 OF NORTH WEST FRACTIONAL 1/4 OF SECTION 7 AFORESAID LYING SOUTH OF INDIAN BOUNDARY LINE AND SOUTH WESTERLY OF GRAND TRUNK RAILROAD RIGHT OF WAY AMAP ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 27, 1892 AS DOCUMENT 1690854, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THAT PART OF THE PUBLIC ALLEY, NOW VACATED, CONTIGUOUS TO LOTS 15 TO 21 BOTH INCLUSIVE IN THAT PART OF THE PUBLIC ALLEY, NOW VACATED, CONTIGUOUS TO LOTS 15 TO 21 BOTH INCLUSIVE IN BLOCK 1 IN REXFORD AND BELLAMY'S ADDITION TO HARVEY AFORESAID, LYING NORTH WESTERLY OF THE SOUTH LINE OF SAID LOT 21 EXTENDED EAST AND LYING SOUTH EASTERLY OF A LINE COMMENCING FROM THE SOUTH WESTERLY CORNER OF SAID LOT 15 AND EXTENDED SOUTH WESTERLY TO A POINT IN THE NORTHEASTERLY ON OF SAID LOT 21, 20.2 FEET SOUTHEASTERLY OF THE NORTH WESTERLY CORNER OF SAID LOT 21, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

LOTS 22 AND 23 (EXCEPT THE WEST 10 FEET OF LOT 23) IN BLOCK 1 IN REXFORD AND BELLAMY'S ADDITION TO HARVEY, SAID ADDITION BEING A SUBDIVISION OF PART OF THE NORTH FRACTIONAL 1/2 OF SECTION 7 NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO OF NORTH WEST 1/4 OF NORTH WEST FRACTIONAL 1/4 OF SECTION 7 AFORESAID LYING SOUTH OF INDIAN BOUNDARY LINE AND SOUTH WESTERLY OF GRAND TRUNK RAILROAD RIGHT OF WAY A MAP ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 27, 1892 AS DOCUMENT 1690854, IN COOK COUNTY, ILLINOIS.

PIN NUMBERS: 29-07-105-015; 29-07-105-016; 29-07-105-017; 29-07-105-018; 29-07-105-019; 29-07-105-032 and 29-07-105-038

COMMON ADDRESS: 14346 S. Western, Posen, IL 60469 aka 14346 Spaulding, Posen, IL 60469  
 \* 2333 Spaulding Avenue, Posen, IL 60469  
 14202 Maple Avenue, Posen, IL 60469

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 13<sup>th</sup> day of February, 2015

GRANTOR: STCBT-OREO, LLC, an Illinois limited liability company

By: St. Charles Bank & Trust Company, an Illinois corporation

Its: Sole Member

By: [Signature]  
Christopher Swieca

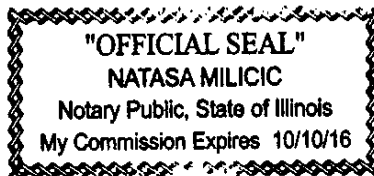
Its: Senior Vice President

STATE OF ILLINOIS )  
  )  
COUNTY OF COOK    )

I, NATASA MILICIC, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher Swieca personally known to me to be the Senior Vice President of St. Charles Bank & Trust Company, an Illinois corporation, sole member of STCBT-OREO, LLC, an Illinois limited liability company and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Senior Vice President, he signed and delivered the said instrument pursuant to authority given by the company as his free and voluntary act, and as the free and voluntary act and deed of the company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 13<sup>th</sup> day of February, 2015.

Natasa Milicic



Special Warranty Deed  
Grantee: Eddie Qualls

Grantor: STCBT-OREO, LLC, an Illinois limited liability company

Property Address: 14346 S. Western, Posen, IL 60469 aka 14346 Spaulding, Posen, IL 60469 \*

Parcel Numbers: 29-07-105-015; 29-07-105-016; 29-07-105-017; 29-07-105-018; 29-07-105-019; 29-07-105-032 and 29-07-105-038



\* 2333 Spaulding Avenue, Posen, IL 60469  
14202 Maple Avenue, Posen, IL 60469

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General real estate taxes, general and special assessments not yet due and payable.
2. Acts done or suffered by Grantee.
3. Matters the title company agrees to endorse or insure over.
4. Private, public and utility easements and roads and highways, if any.
5. Zoning, building, subdivision codes, regulations and ordinances and all other governmental regulations and rules.
6. Rights of the public, State of Illinois and any other governmental agency or unit in and to that part of the land, if any, taken or used for road purposes, including utility rights of way.
7. All matters of public record.
8. All exceptions and defects contained within that certain Title Commitment **NW7114870** with an effective date of December 30, 2014, as amended.
9. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
10. All of the matters, terms, and conditions set forth in that certain Purchase And Sale Agreement For Real Estate between Grantor and Grantee with a date of January 9, 2015, as may be amended.

REAL ESTATE TRANSFER TAX		19-Feb-2015	
		COUNTY:	55.50
		ILLINOIS:	111.00
		TOTAL:	166.50
29-07-105-019-0000   20150201663820   0-604-290-688			